

**STATE PUBLIC WORKS BOARD**

915 L Street, Ninth Floor  
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**STATE PUBLIC WORKS BOARD**

January 16, 1998

**MINUTES****PRESENT:**

Robin Dezember, Chief Deputy Director, Department of Finance  
Peter Stamison, Department of General Services  
Michael Brennan, Department of Transportation  
Donna Lucas, State Treasurer's Office  
Rick Chivaro, State Controller's Office

**ABSENT:**

Director, Employment Development Department, Advisory Member  
Assembly Member Joe Baca, Legislative Advisor  
Assembly Member Diane Martinez, Legislative Advisor  
Assembly Member Kevin Shelley, Legislative Advisor  
Senator Quentin L. Kopp, Legislative Advisor  
Senator Leroy F. Greene, Legislative Advisor  
Senator Richard G. Polanco, Legislative Advisor

**STAFF PRESENT:**

Tom Dithridge, Administrative Secretary, Department of Finance  
Sue Bost, Assistant Administrative Secretary, Department of Finance  
Leyne Milstein, Budget Analyst, Department of Finance  
Sally Krotine, Budget Analyst, Department of Finance  
Peggy Palmertree, Executive Secretary, State Public Works Board

**CALL TO ORDER AND ROLL CALL:**

The meeting was called to order by Mr. Robin Dezember, Chairperson, Chief Deputy Director, Department of Finance at 10:04 a.m. Mr. Tom Dithridge, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

### **APPROVAL OF MINUTES:**

Mr. Dithridge reported staff had reviewed the December 12, 1997 minutes and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

**Hearing no objections, the minutes of December 12, 1997 were unanimously approved.**

Mr. Dithridge reported the following corrections to the January 16, 1998 agenda to be read into the minutes:

Item #1, Chapter 761 should be Chapter 761, Statutes of 1997, also, in the third point of the resolution it should specify the lease is between the Department of General Services and the State Public Works Board, rather than between the Department of Justice and the State Public Works Board.

Item #4, the total estimated project cost should be \$2,828,000, rather than \$2,818,200.

Items #1 through #5, the fifth point of the resolutions should state that the interim financing is to be repaid from the State Building Construction Fund rather than the Public Works Board Construction Fund.

### **BOND ISSUES:**

Mr. Dithridge reported that there were five bond items for consideration.

Mr. Dithridge indicated that Item #1 was to adopt a resolution to authorize interim financing to be repaid from the issuance of lease revenue bond proceeds for the Capitol Area East End Complex, Sacramento County. Mr. Dithridge also indicated that that this is the first Public Works Board project to proceed pursuant to a modified design/build process and that the Public Works Board was working with the Department of General Services to define how the future design/build projects would be conducted.

Mr. Dithridge noted that staff recommends approval of the resolution.

**A motion was made by Ms. Lucas and seconded by Mr. Brennan to approve Agenda Item #1 of the bonds calendar. The motion was unanimously adopted by a 5-0 vote.**

Mr. Dithridge indicated that Items #2 through #5 were all for interim financing for construction projects being undertaken by the following Department of Corrections facilities:

Richard J. Donovan Correctional Facility  
California State Prison, Lancaster  
Pelican Bay State Prison  
Wasco State Prison

Mr. Dithridge noted that in each case the interim financing is for construction of correctional treatment centers and will be repaid from the issuance of lease revenue bond proceeds.

Mr. Dithridge reported that staff recommends approval of the four corrected resolutions.

**A motion was made by Ms. Lucas and seconded by Mr. Stamison to approve Agenda Items #2 through #5 of the bonds calendar. The motion was unanimously adopted by a 5-0 vote.**

### **CONSENT CALENDAR:**

Mr. Dithridge noted that the consent calendar includes Items #6 through #15. Item #11 has been moved to Action Items.

Mr. Dithridge indicated that the revised consent calendar proposed seven requests for approval of preliminary plans, two requests for site selection and acquisition, and one request for recognizing anticipated deficit.

Mr. Dithridge reported there were no related 20-day notification letters to the Legislature.

Mr. Dithridge noted that staff recommends approval of the revised consent calendar, Items #6 through #10 and #12 through #15.

**A motion was made by Mr. Brennan and seconded by Mr. Stamison that the revised consent calendar be adopted to approve Agenda items #6 through #10 and #12 through #15. The motion was unanimously approved by a 3-0 vote.**

### **ACTION ITEMS:**

Mr. Dithridge reported two action items on the agenda Items #11 and #16.

Mr. Dithridge noted that Item #11, which was removed from the Consent Agenda, was for the Department of Mental Health, Napa State Hospital, Security Improvements, Landscaping and Berm. This item requests conditional approval of preliminary plans for the Department of Mental Health to proceed to working drawings and to bid prior to completion of the CEQA process including the litigation period and no contract will be let before May 8, 1998, the end of the CEQA litigation period.

Mr. Dithridge indicated that this item has two risk factors involved with approval of the preliminary plans prior to the completion of the CEQA process. First, an individual could bring suit against the project during the CEQA period, after the preliminary plans have been approved; the project would be delayed until the suit is settled. Second, the financial risk of not designing all CEQA requirements in the original plans creates a potential for losing the money committed to preliminary plans and working drawings for both phases, a total of \$472,000.

Mr. Dithridge reported that staff believes the critical nature of the project outweighs the potential risks.

Mr. Dithridge noted that a letter from Senator Mike Thompson requests a letter from the Public Works Board that the construction contract will not be approved until the CEQA process is complete and that his office and Napa State Hospital Task Force be kept informed about the progress of the project. Mr. Dithridge also noted that the latter request is consistent with what we had already planned to do, but the first part is unusual for the Public Works Board, but that he would be willing to send a letter to Senator Thompson advising the Senator of the approval and that the construction contract will not be approved before the CEQA process is complete.

**A motion was made by Mr. Brennan and seconded by Mr. Stamison to approve Agenda Item #11 of the Action Calendar and for Mr. Dithridge to send a letter to Senator Thompson on behalf of the Public Works Board. The motion was unanimously approved by a 3-0 vote.**

Mr. Dithridge reported that Item #16 is for University of California, San Francisco Campus, UC Hall Seismic Replacement, Phase I. This item requests termination of the UC Hall Seismic Replacement, Phase I, and reversion of the \$299,000 appropriated for the project. The University of California has determined that it would be more prudent to pursue a different alternative involving construction of a new building. Mr. Dithridge also reported that an alternate project has been proposed in the 1998-99 Governor's Budget.

Mr. Dithridge noted that staff recommends approval of the item.

**A motion was made by Mr. Stamison and seconded by Mr. Brennan to approve Agenda Item #16 of the Action Calendar. The motion was unanimously approved by a 3-0 vote.**

#### **REPORTABLES:**

Mr. Dithridge indicated there were six reportables.

#### **OTHER BUSINESS:**

Mr. Dithridge reported that there is no other business.

#### **NEXT MEETING:**

Ms. Bost noted that the next PWB meeting is scheduled for February 10, 1998 at 10:00 a.m.

Having no further business, the meeting was adjourned at 10:16 a.m.

## **BOND ITEMS**

### **BONDS – ITEM 1**

#### **DEPARTMENT OF GENERAL SERVICES (1760) CAPITOL AREA EAST END COMPLEX, SACRAMENTO COUNTY**

*Authority: Chapter 761*

**a. Adopt a resolution to:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of General Services and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of General Services and the State Public Works Board.
- (5) Authorize the use of interim financing, to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

**Total estimated project cost:       \$392,000,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – ITEM 1

Department of General Services, Capitol Area East End Complex

#### Action Requested

Adoption of this resolution authorizes interim financing of \$16,357,000 to be repaid from the issuance of lease revenue bonds. Subsequent board approval will be required for additional loan authority.

#### Scope Description

This project, which provides for the construction of office facilities and related parking structures, is necessary to achieve economies and efficiencies by consolidation of headquarters office functions of the Departments of Health Services, Education, and General Services in the Capitol Area.

#### Funding and Project Cost Verification

This project is within cost.

\$392,000,000      total estimated project cost

\$16,357,000      loan amount: \$15,000,000 construction of garage and preliminary complex designs, \$1,357,000 project administration

\$375,643,000      to be allocated: preliminary plans, working drawings, construction

#### CEQA

The Final Environmental Impact Report for the 1997 Capitol Area Plan, which includes this project, has been completed. The Notice of Determination was filed on July 1, 1997, the statute of limitations for challenges to the project expired on July 31, 1997. Mitigation items which were identified in the Report will be addressed in the project development.

#### Project Schedule

Packages to Legislature for review:	December 1, 1998
Approve preliminary plans:	April, 1999
Submit proposed design/build Requests For Qualifications (RFQ) documentation to PWB:	June 1999
Complete construction:	March 2003

#### Other

This project will be executed using a modified design-build process as authorized by SB 1270. PWB staff and DGS are currently working together to develop consensus on the administrative process of project oversight will progress. It is anticipated that the first phase will consist of preliminary design sufficiently detailed to describe the building design including exterior appearance and dimensions, materials, structural, mechanical, and electrical systems, other performance criteria and design standards. After approvals required by SB 1270, bid packages will be issued for final design and construction by the low bidders.

**Staff Recommendation:      Approve resolution.**

## **BOND ITEMS**

### **BONDS – ITEM 2**

**DEPARTMENT OF CORRECTIONS (5240)**  
**RICHARD J. DONOVAN CORRECTIONAL FACILITY, ROCK MOUNTAIN**  
**SAN DIEGO COUNTY**  
Correctional Treatment Center

*Authority: Chapter 282/97 Item 5240-303-0660(2)*

**a. Adopt a resolution to:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Department of Corrections and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of Corrections and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of Corrections and the State Public Works Board.
- (5) Authorize the use of interim financing to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

**Total estimated project cost:        \$2,800,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – ITEM 2

Department of Corrections, Richard J. Donovan Correctional Facility, San Diego County

#### Action Requested

Adoption of this resolution authorizes interim financing to be repaid from the issuance of lease revenue bonds.

#### Scope Description

This project is within scope. The correctional treatment center licensing project provides the existing medical facility at Richard J. Donovan Correctional Facility with the building modifications needed to meet Title 24 requirements identified in the California Code of Regulations for a correctional treatment center license. Major project components include additional space for medical records and medical supplies and the interior modification of the existing medical building to provide all services required by the code.

#### Funding and Project Cost Verification

This project is within cost.

\$2,800,000      total estimated project cost

\$364,000      project cost previously allocated; preliminary plans, working drawings

\$2,436,000      to be allocated: \$1,827,000 contract, \$128,000, contingency \$327,000 project administration, \$154,000 agency retained (Guarding Costs and Telecommunications).

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 8, 1996. The statute of limitations (35 calendar days) for legal challenges expired on June 12, 1996.

#### Project Schedule

Preliminary plans approved:	July 12, 1996
Working drawings approved:	January 1998
Completion construction:	April 1999

**Staff Recommendations:    Adopt resolution.**



## **BOND ITEMS**

### **BONDS – ITEM 3**

**DEPARTMENT OF CORRECTIONS(5240)**  
**CALIFORNIA STATE PRISON, LOS ANGELES COUNTY,**  
**LANCASTER, LOS ANGELES COUNTY\_**  
Correctional Treatment Center

*Authority: Chapter 282/97 Item 5240-303-0660(3)*

**a. Adopt a resolution to:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Department of Corrections and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of Corrections and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of Corrections and the State Public Works Board.
- (5) Authorize the use of interim financing to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

**Total estimated project cost:       \$2,632,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – ITEM 3

Department of Corrections, California State Prison, Correctional Treatment Center

#### Action Requested

Adoption of this resolution authorizes interim financing to be repaid from the issuance of lease revenue bonds.

#### Scope Description

This project is within scope. The correctional treatment center licensing project provides the existing medical facility at California State Prison - Los Angeles County with the building modifications needed to meet Title 24 requirements identified in the California Code of Regulations for a correctional treatment center license. Major project components include additional space for medical records and medical supplies and the interior modification of the existing medical building to provide all services required by the code.

#### Funding and Project Cost Verification

This project is within cost.

\$2,632,000 total estimated project cost

\$310,000 project cost previously allocated; preliminary plans, working drawings

\$2,322,000 to be allocated: \$1,733,000 contract, \$121,000 contingency, \$314,000 project administration, \$154,000 agency retained (Guarding Costs and Telecommunications)

#### CEQA

A Notice of Exemption was filed at the State Clearinghouse on May 8, 1996. The statute of limitations (35 calendar days) for legal challenges expired on June 12, 1996.

#### Project Schedule

Preliminary plans approved:	July 12, 1996
Working drawings approved:	January, 1998
Complete construction:	April 1999

**Staff Recommendations: Adopt resolution.**

## **BOND ITEMS**

### **BONDS – ITEM 4**

**DEPARTMENT OF CORRECTIONS (5240)**  
**PELICAN BAY STATE PRISON, CRESCENT CITY**  
**DEL NORTE COUNTY**  
Correctional Treatment Center

*Authority: Chapter 282/97 Item 5240-303-0660(4)*

**a. Adopt a resolution to:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Department of Corrections and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of Corrections and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of Corrections and the State Public Works Board.
- (5) Authorize the use of interim financing to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

**Total estimated project cost:        \$2,818,000**

**APPROVED**

## BOND ITEM

### STAFF ANALYSIS – ITEM 4

Department of Corrections, Pelican Bay State Prison, Correctional Treatment Center

#### Action Requested

Adoption of this resolution authorizes interim financing to be repaid from the issuance of lease revenue bonds.

#### Scope Description

This project is within scope. The correctional treatment center licensing project provides the existing medical facility at Pelican Bay State Prison with the building modifications needed to meet Title 24 requirements identified in the California Code of Regulations for a correctional treatment center license. Major project components include additional space for medical records and medical supplies and the interior modification of the existing medical building to provide all services required by the code.

#### Funding and Project Cost Verification:

This project is within cost.

\$2,818,000 total estimated project cost

\$217,000 project cost previously allocated: preliminary plans, working drawings

\$2,601,000 proposed funding necessary: \$2,029,000 contract, \$163,000 contingency, \$164,000 project administration, \$245,000 agency retained (Guarding Costs and Telecommunications)

#### CEQA

A Notice of Exemption was filed at the State Clearinghouse on May 8, 1996. The statute of limitations (35 calendar days) for legal challenges expired on June 12, 1996.

#### Project Schedule

Preliminary plans approved: July 12, 1996

Working drawings approved: January, 1998

Complete construction: April 1999

**Staff Recommendations: Adopt resolution.**

## **BOND ITEMS**

### **BONDS – ITEM 5**

**DEPARTMENT OF CORRECTIONS (5240)**  
**WASCO STATE PRISON - RECEPTION CENTER**  
**WASCO, KERN COUNTY**  
Correctional Treatment Center

*Authority: Chapter 282/97 Item 5240-303-0660(5)*

**a. Adopt a resolution to:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Department of Corrections and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of Corrections and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of Corrections and the State Public Works Board.
- (5) Authorize the use of interim financing to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

**Total estimated project cost:        \$2,881,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – ITEM 5

Department of Corrections, Wasco State Prison, Correctional Treatment Center

#### Action Requested

Adoption of this resolution authorizes interim financing to be repaid from the issuance of lease revenue bonds.

#### Scope Description

This project is within scope. The correctional treatment center licensing project provides the existing medical facility at Wasco State Prison-Reception Center with the building modifications needed to meet Title 24 requirements identified in the California Code of Regulations for a correctional treatment center license. Major project components include additional space for medical records and medical supplies and the interior modification of the existing medical building to provide all services required by the code.

#### Funding and Project Cost Verification

This project is within cost.

\$2,881,000 total estimated project cost

\$393,000 project cost previously allocated: preliminary plans, working drawings

\$2,488,000 proposed funding necessary: \$1,827,000 contract, \$128,000 contingency, \$369,000 project administration, \$164,000 agency retained (Guarding Costs and Telecommunications)

#### CEQA

A Notice of Exemption was filed at the State Clearinghouse on May 8, 1996. The statute of limitations (35 calendar days) for legal challenges expired on June 12, 1996.

#### Project Schedule

Preliminary plans approved:	July 12, 1996
Working drawings approved:	January, 1998
Complete construction:	April 1999

**Staff Recommendations: Adopt resolution.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 6**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**ENERGY ASSESSMENTS, SAN DIEGO COUNTY**  
**DEPARTMENT OF CORRECTIONS, R.J. DONOVAN CORRECTIONAL FACILITY**  
Energy Service Contract #5357.01

*Authority: Government Code Section 15814.12*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 6

Department of General Service, Energy Assessments  
Department of Corrections, R.J. Donovan Correctional Center, Energy Service Contract

#### Action Requested

PWB action will provide approval of preliminary plans and release of working drawing funds for this project.

#### Scope Description

This project is within scope. The project will retrofit existing fluorescent fixtures, steam lines to kitchens, economizer and optimal start-stop controls, and smaller pumps for domestic hot water and install sixty premium efficiency replacement motors in the air supply fans for the air handler units for each cellblock at the institution.

#### Funding and Project Cost Verification

This project is within cost.

\$978,000 total estimated project cost

\$31,000 project costs previously allocated: preliminary plans

\$947,000 project costs to be allocated: working drawings \$55,000; construction \$892,000 (\$638,000 contract; \$45,000 contingency; offset by \$54,000 interest to be earned during construction; \$46,000 A&E; and \$217,000 other project costs).

#### CEQA

Not applicable.

#### Project Schedule

There have been changes in the project schedule related to project management issues since the last PWB submittal. The revised project schedule is as follows:

Working drawings approved:	April 10, 1998
Complete construction:	March 1999

**Staff Recommendation:**     **Approve preliminary plans.**



## **CONSENT ITEMS**

### **CONSENT – ITEM 7**

#### **CALIFORNIA TAHOE CONSERVANCY (3125) CARNELIAN BAY LAKE ACCESS AND ENHANCEMENT - PHASE II, PLACER COUNTY**

*Authority: Chapter 139/94, Item 3125-301-164(a)  
Chapter 303/95, Item 3125-301-001(a)  
Chapter 303/95, Item 3125-301-001(b)  
Chapter 162/96, Item 3125-301-0001(a)  
Chapter 162/96, Item 3125-301-0001(b).*

#### **a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 7

#### California Tahoe Conservancy, Carnelian Bay Lake Access - Phase II

##### Action Requested

PWB action will provide approval of preliminary plans and release of working drawing funds for this project.

##### Scope Description

This project is within scope. This project is located in the community of Carnelian Bay on the north shore of Lake Tahoe, along SR 28. This project includes improvements to 3+/- acres to enhance the passive recreation value of the site by implementing site restoration and water quality improvements. Specific design elements include: habit restoration by revegetation, primary treatment of runoff water by installation of sand/grease/oil traps or filters, removal of existing fill, construction of roads and pedestrian/bicycle pathways, reconfiguring parking areas, picnic tables and benches, and educational and interpretive information displays. Also, included is work along a portion of SR 28 consisting of: installing curbs and gutters, pedestrian pathways, and landscaping. A new restroom/commercial building will be constructed.

##### Funding and Project Cost Verification

This project is within cost.

\$2,120,000 total estimated project cost

\$120,000 project costs previously allocated: preliminary plans

\$2,000,000 to be allocated: working drawings \$105,000, construction \$1,895,000 (\$1,453,000 contract; \$73,000 contingency; \$369,000 contract administration, agency retained, testing and inspection)

##### CEQA

The project continues to be in compliance with CEQA.

##### Project Schedule

There are no significant changes in the schedule. The project is as follows:

Preliminary plans approved:	January 16, 1998
Working drawings approved:	February 1998
Completion construction:	October 1998

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 8**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**COALINGA FOREST FIRE STATION, FRESNO COUNTY**  
Facility Replacement

*Authority: Chapter 162/96, Item 3540-301-0001(18)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 8

Department of Forestry and Fire Protection, Coalinga Forest Fire Station

#### Action Requested

PWB action will provide approval of preliminary plans and release of working drawing funds.

#### Scope Description

This project is within the revised scope as approved by the PWB on November 14, 1997 following notification to the Joint Legislative Budget Committee on October 21, 1997. The project has been downsized to reflect that the Westside Fire Protection District (WFPD) will not be participating in a joint facility. The preliminary plans proposed reflect WFPD's non-participation. Project scope now includes construction of a 14-bed barracks/messhall building (3160 sq. foot); a 6-bay, 4480 sq. foot apparatus building; a 2-bay, 1,664 sq. foot bay shop; demolition; and fuel distribution center.

#### Funding and Project Cost Verification

This project is within cost.

\$1,760,000      total estimated project cost

\$167,000      project costs previously allocated: preliminary plans \$91,000; working drawings \$76,000

\$1,593,000      to be allocated: (contract \$1,333,000, contingency \$67,000, A&E \$78,000, project administration \$45,000, and agency retained items \$70,000).

#### CEQA

The project continues to be in compliance with CEQA. A Negative Declaration was filed on May 12, 1997 and the CEQA review period has expired.

#### Project Schedule

There have been no significant changes in the project schedule since the last PWB submittal. The project schedule is as follows:

Preliminary plans approved:	January 16, 1998
Working drawings approved:	April 1998
Complete construction:	December 1999

**Staff Recommendation:**      **Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT – ITEM 9

#### DEPARTMENT OF PARKS AND RECREATION (3790)

#### TOMALES BAY STATE PARK - MILLERTON POINT, MARIN COUNTY

Department parcel numbers A18701 & A18702 (DPR-1144)

*Authority: Chapter 162/96, Item 3790-301-0262(4)*

*Chapter 282/97, Item 3790-301-0262(3)*

*Chapter 282/97, Item 3790-301-0140 as added by Chapter 928/97, SEC. 29*

#### a. Approve site selection and acquisition

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 9

Department of Parks and Recreation, Tomales Bay State Park-Millerton Point

#### Action Requested

PWB action will permit the acquisition of approximately 28.68 acres. Acquisition is sought in fee.

#### Scope Description

This acquisition is within scope. The Legislature has approved the funding from the Habitat Conservation Fund and the Environmental License Plate Fund for the purchase of additions to Tomales Bay State Park in the Millerton Point area, without specification of particular parcels.

#### Funding and Project Cost Verification

This project is within cost. Funding in the following amounts is proposed for this acquisition: \$350,000 1997/98 Habitat Conservation Fund (HCF), and \$150,000 Environmental License Plate Fund. The statutory and budget act appropriations (in the cited items) currently have a balance of \$500,000. Use of these funds is consistent with the Department's overall plan for the remaining fund balances. Overhead associated with the project will be charged to the 1996/97 HCF appropriation.

#### CEQA

The Department certifies that CEQA requirements have been met. A Notice of Exemption was filed on November 12, 1997, and the final review was concluded on December 16, 1997.

#### Project Schedule

The anticipated close of escrow is in February of 1998.

#### Other

- The property was appraised by an independent appraiser, and a fair market value of \$780,000 was approved by DGS staff. The Trust For Public Land, a California nonprofit corporation, has offered the property to the State for \$500,000 (a cost of \$280,000 less than the approved market value).
- No environmental hazard assessment was conducted as there were no indications or history of contamination.
- The parcel is currently unoccupied.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the property.
- Consideration of implied dedication was reflected in the property valuation.

**Staff Recommendation: Approve site selection and acquisition.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 10**

**DEPARTMENT OF PARKS AND RECREATION (3790)  
CARNEGIE STATE VEHICULAR RECREATION AREA  
ALAMEDA COUNTY**

Parcel Number A17201 (DPR-1140)

*Authority: Chapter 282/97, Item 3790-301-0263(6)*

**a. Approve site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 10

Department of Parks and Recreation, Carnegie State Vehicular Recreation Area

Action Requested:

PWB action will permit the fee acquisition of approximately 937.55 acres of unimproved land as an addition to the above named unit of the state park system.

Scope Description:

The Legislature has approved funding to expand off highway vehicle recreation at Carnegie SVRA. The property proposed for acquisition is within scope as contemplated by the Legislature.

Funding and Project Cost Verification:

The funding approved by the Legislature for this project is from the Off Highway Vehicle Fund in the amount of \$2,500,000. The appraised value of the property including overhead and closing costs is \$1,790,000, is well within the appropriated funding. This appraisal was done by the Department of Parks and Recreation and approved by the Department of General Services.

CEQA:

The Department certifies that a Notice of Exemption was filed with the State Clearinghouse on August 11, 1997, declaring the project is categorically exempt from the EIR process. The review period expired on September 15, 1997.

Project Schedule:

Escrow is expected to close and property transfer to the State in February 1998.

Other:

- The Department conducted a review of the property for evidence of contamination from hazardous and toxic materials. With the exception of residual crankcase oil contained within an old tractor (with no sign of leakage), there was no evidence or indications of contamination. The oil in the tractor will be removed.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- A public hearing was held by the Department on October 23, 1997. No significant opposition to the proposed acquisition was expressed at the hearing.

**Staff Recommendation: Approve site selection and acquisition.**



## CONSENT ITEMS

### CONSENT – ITEM 11

#### DEPARTMENT OF MENTAL HEALTH (4440)

#### NAPA STATE HOSPITAL, NAPA COUNTY

#### Security Improvements, Landscaping and Berm

*Authority: Chapter 282/97, Item 4440-301-0001 (3) Security Improvements  
Chapter 282/97, Item 4440-011-0001 20.20 (b) Landscape Improvements  
Chapter 282/97, Item 4440-301-0001 (1) Earthen Berm*

**a. Conditional approval of preliminary plans**

**b. Approve augmentation**

**\$31,000**

**(6.6%)**

**MOVED TO ACTION ITEM THEN APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 11

Department of Mental Health, Napa State Hospital, Security Improvements, Landscaping and Berm

Action Requested

PWB action will provide conditional approval of preliminary plans and release of working drawing funds for Bid Package 1 for a perimeter security fence at Napa State Hospital and will provide for a project augmentation of \$31,000.

Pursuant to Senate Bill 391, SEC 46, Section 7229, (a) ...“The completion of the fence is a matter of public safety and has the highest urgency to be completed as quickly as possible. It is the intent of the Legislature for the state administration to take the administrative action needed to ensure the timely construction of the perimeter security fence.” The project, which will construct a perimeter security fence at Napa State Hospital, is under extreme time constraint to provide secured housing for the growing number of Judicial Committed/Penal Code patients. The Department of Mental Health is projecting the statewide forensic population to reach system capacity in July of 1998.

The Department of Mental Health requests conditional approval to proceed to working drawings and bid for Bid Package 1 (described below) for the Security Improvements, Landscape and Berm project at Napa State Hospital prior to the termination of the CEQA litigation period. If this request to approve preliminary plans for Bid Package 1 is authorized the Department of Mental Health proposes to submit a request for approval to bid once the working drawings are completed (approximately four weeks after approval) also prior to the termination of the CEQA litigation, with the condition that, the construction contract will not be awarded until the litigation period expires on May 8, 1998. This would allow DMH to reduce project time by approximately one to two months. The Department of Mental Health recognizes that this request is a departure from the procedures of the State Administration Manual (SAM). The Departments of Mental Health and General Services do not construe that approval of this request is precedent for future deviation.

There are two primary risks involved in approval of the preliminary plans prior to completion of the CEQA process. First, an individual could potentially bring suit against the project during the CEQA period, after the preliminary plans and working drawings have been approved. If this were to happen, the project would be

delayed until the suit is settled. The length of time for the delay is indeterminate, but could be anywhere from three months to several years. Second, the financial risk of bypassing CEQA requirements involves the potential for losing money committed to preliminary plans and working drawings for both phases of the project. The total amount at risk is \$472,000. DMH points out that one of the primary purposes of the EIR is to publicly acknowledge and address any potential areas for suit in order to lessen the possibility for additional community protest during the CEQA period.

Despite the risks related to approval of preliminary plans before completion of CEQA, PWB staff believes that the critical nature of this project warrants such an action.

#### Scope Description

This project is within scope. This project provides for security improvements, landscaping and a berm for Napa State Hospital. The project consists of two bid packages. This request is for items delineated in Bid Package 1.

Bid Package 1: Includes installation of 7,350 lf of new 16 ft high security fence with 20" to 30" razor wire, eleven guard houses, sally port, audio fence protection system, area lighting, and closed circuit television monitoring system, 4,600 lf of 10 ft wide access (patrol) road, and 86,000 sf paved parking. Demolition as required is included in this project.

Bid Package 2: Includes installation of a 7,200 sf visitor building, and a 450 sf relocatable module child care facility.

#### Funding and Project Cost Verification

This project is not within cost

The funds required to complete working drawings and proceed to bid with Bid Package 1 are \$218,000. An augmentation to working drawings for \$31,000 is required because of the increase in A&E costs associated with dividing the project into two phases.

\$6,957,000      total estimated project cost (\$6,522,000 security improvements; \$250,000 landscaping; \$185,000 berm)

\$6,926,000      project costs previously allocated: \$218,000 preliminary plans; \$185,000 berm; \$250,000 landscaping; \$254,000 working drawings; \$6,019,000 construction.

\$31,000          proposed funding necessary

#### CEQA

The CEQA documentation being prepared for this project is an Environmental Impact Review (EIR). The CEQA Notice of Preparation included a 30 day period for interested parties to submit written responses to the Notice. A Public scoping meeting was held on September 30, 1997. The draft EIR is scheduled to be distributed for public review beginning January 12, 1998. The final EIR is scheduled to be distributed to the public on March 27, 1998. The Notice of Determination is scheduled to be filed on April 8, 1998. The thirty day litigation period will terminate on May 8, 1998.

#### Project Schedule:

##### Bid Package 1:

Preliminary plans approved:	January 1998
Working drawings approved:	February 1998
Complete construction:	January 1999

##### Bid Package 2:

Preliminary plans approved:	May 1998
Working drawings approved:	July 1998
Complete construction:	June 1999

**Staff Recommendation:**      **Approve request of conditional approval of preliminary plans and augmentation.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 12**

**CALIFORNIA COMMUNITY COLLEGES (6870)**

**STATE CENTER COMMUNITY COLLEGE DISTRICT**

**MADERA CENTER, MADERA COUNTY**

Off-site Development

*Authority: Chapter 282/97, Item 6870-301-0658(84)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – ITEM 12

California Community Colleges, Off-Site Development, Madera Center

#### Action Requested

PWB action will provide approval of preliminary plans and release of working drawing funds.

#### Scope Description

This project is within scope. This project develops off-site infrastructure including storm drains, a sewer force main with a lift station, off-site street widening and lighting and a traffic signal.

#### Funding and Project Cost Verification

The project is within cost.

\$2,134,000 total estimated project cost

\$298,000 previously allocated for preliminary plans

\$1,836,000 to be allocated: working drawings \$85,000, construction \$1,751,000 (\$1,511,000 contracts; \$76,000 contingency; \$30,000 construction management; \$134,000 A&E/T&I) at CCCI 3571

#### CEQA

The project is in compliance with CEQA. State Clearinghouse filing is complete and the response period for this project's negative declaration ended on December 22, 1997.

#### Project Schedule

Working drawings approved:	July 1998
Complete construction:	September 1999

**Staff Recommendation:** Approve preliminary plans.

## **CONSENT ITEMS**

### **CONSENT – ITEM 13**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**STATE CENTER COMMUNITY COLLEGE DISTRICT**  
**MADERA CENTER, MADERA COUNTY**  
On-site Development, Phase 1 Facilities

*Authority: Chapter 282/97, Item 6870-301-0658(85)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – ITEM 13

California Community Colleges, On-Site Development and Phase 1 Facilities, Madera Center

#### Action Requested

PWB action will provide approval of preliminary plans and release of working drawing funds.

#### Scope Description

This project is within scope. The on-site development includes electrical, communications, water, gas, and sewer systems; site clearing and grading; storm drainage; access roads, concrete walkways; site lighting; and landscaping. The new building includes 6,477 asf for classrooms, 2,922 asf for laboratories, and 3,514 asf for offices and meeting rooms, 3,338 asf for assembly areas, and 699 asf for media. The refinement of the building increases the asf by 16 asf with no increase in cost.

#### Funding and Project Cost Verification

The project is within cost.

\$11,534,000    total estimated project cost

\$301,000        previously allocated for preliminary plans

\$11,233,000    to be allocated: working drawings \$592,000, construction \$10,641,000  
(\$9,597,000 contracts; \$480,000 contingency; \$192,000 construction management;  
\$372,000 A&E/T&I) at CCCI 3571

#### CEQA

The project is in compliance with CEQA. State Clearinghouse filing is complete and the response period for this project's negative declaration ended on December 22, 1997.

#### Project Schedule

Working drawings approved:        September 1998

Complete construction:              July 2000

**Staff Recommendation:    Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 14**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SEQUOIAS COMMUNITY COLLEGE DISTRICT  
COLLEGE OF THE SEQUOIAS, TULARE COUNTY  
Music Building**

*Authority: Chapter 282/97, Item 6870-301-0658(80)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – ITEM 14

California Community Colleges, Music Building, College of the Sequoias

#### Action Requested

PWB action will provide approval of preliminary plans and release of working drawing funds.

#### Scope Description

This project is within scope. The 9,705 asf addition provides space for laboratories and laboratory services, offices, and storage/support for music instruction.

#### Funding and Project Cost Verification

The project is within cost.

\$3,744,000 total estimated project cost

\$102,000 previously allocated for preliminary plans

\$3,642,000 to be allocated: working drawings \$212,000, construction \$3,430,000 (\$3,077,000 contracts; \$174,000 contingency; \$179,000 A&E/T&I) at CCCI 3571

#### CEQA

The project is in compliance with CEQA. The Supplemental Environmental Impact Report has been completed and filed at the State Clearing House. A Notice of Determination was filed on July 22, 1997 and the review period has since expired.

#### Project Schedule

Working drawings approval: September 1998

Complete construction: December 1999

**Staff Recommendation: Approve preliminary plans.**



## CONSENT ITEMS

### CONSENT – ITEM 15

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SAN DIEGO COMMUNITY COLLEGE DISTRICT**  
**SAN DIEGO CITY COLLEGE, SAN DIEGO COUNTY**  
Learning Resource Center

*Authority: Chapter 282/97, Item 6870-301-0658(69)*

- |                                         |                  |
|-----------------------------------------|------------------|
| <b>a. Approve preliminary plans</b>     | <b>\$574,000</b> |
|                                         | <b>(3.8%)</b>    |
| <b>b. Recognize anticipated deficit</b> |                  |

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – ITEM 15

California Community Colleges, Learning Resource Center, San Diego City College

#### Action Requested

PWB action will provide approval of preliminary plans and release of working drawing funds.

#### Scope Description

This project is within scope. This project will construct 49,872 asf of state-of-the-art library and audio visual space to provide adequate instructional support.

#### Funding and Project Cost Verification

The relocation of the proposed building increases construction costs by 3.8% (from the original estimate of \$15,110,000 to the proposed \$15,684,000). The overall project cost (not including Group II equipment) is increased by 3.5% (from the original estimate of \$16,361,000 to \$16,935,000.).

A recently completed geotechnical report on the proposed site has revealed an earthquake fault running north to south on the eastern end of the site. Shifting the proposed building to the west approximately 100 feet allows the project to meet Title 24 requirements. This can be accomplished without changing the building's footprint but the hilly terrain of this campus offers differing site conditions necessitating additional site development work at the cost of \$574,000 (\$514,000 in construction contracts and \$60,000 in construction soft costs). The most notable additional work is the need for an exterior elevator, deeper building foundation, and longer distances for utility connections. These items are discussed below:

\$37,000 increase in Utilities - this adjustment is due to the increased lengths to the gas service connection and domestic water and sewer services; additional distances to connect the campus telephone, fire alarm, data/communications, cable television, auxiliary communications and signal lines; and the relocation of an existing utility easement;

\$56,000 increase in On-Site Development, Services - this change reflects a reduction of the cost of on-site demolition, and a reduction in the estimated cut/fill and import of soils for the building pad; and shows an increase in concrete stairs, ramps and retaining walls, landscaping and irrigation areas, and added site fire service; and

\$421,000 increase in Other Site Development - these costs includes an exterior elevator providing disabled access from the lower level site area to the ground floor plaza, and the addition of a deep foundation system. In the original design, disabled access by exterior ramping met accessibility requirements but in the proposed relocation, an exterior elevator is required to comply with access standards. Also, the original design called for a shallow footing foundation. The site relocation and poor soil conditions require a deeper foundation.

There are other available areas on the campus upon which the building could potentially be sited; however, the college has not fully investigated these alternatives to determine if moving to a different site may be less expensive than proceeding with the current site. Neither is the college agreeable to investigating a redesigning of the project to determine if costs can be reduced. Because the college has failed to take any steps to reduce the project costs, the State should not fund the entire anticipated deficit. The college should therefore be responsible for a portion of the project costs through value engineering and identifying deductive alternates for 50 percent of the anticipated deficit (\$287,000).

\$16,935,000 total estimated project cost

\$528,000 previously allocated for preliminary plans

\$16,407,000 to be allocated: working drawings \$723,000, construction \$15,684,000 (\$14,191,000 contracts; \$713,000 contingency; \$285,000 for construction management; \$495,000 A&E/T&I) at CCCI 3571

#### CEQA

The project is in compliance with CEQA. The Notice of Determination was filed with the State Clearinghouse on September 28, 1992.

#### Project Schedule

Working drawings approved:	June 1998
Complete construction:	February 2000

**Staff Recommendation:** Approve preliminary plans and recognize an anticipated of \$287,000 (1.2%).

## ACTION ITEMS

### ACTION – ITEM 16

**UNIVERSITY OF CALIFORNIA (6440)**  
**SAN FRANCISCO CAMPUS, SAN FRANCISCO COUNTY**  
UC Hall Seismic Replacement, Phase 1

*Authority: Chapter 282/97, Item 6440-301-0658(23)*

**a.) Reversion of the appropriation due to termination of the project. Funding to revert to the unappropriated surplus of the 1996 Higher Education Capital Outlay Bond Fund in accordance with Section 16351.5 of the Government Code:**

<u>Location/Project</u>	<u>Chapter/Year</u>	<u>Item</u>	<u>Amount</u>
San Francisco Campus 99.02.115 UC Hall Seismic Replacement, Phase 1	282/97	6440-301-0658(23)	\$299,000

**APPROVED.**

## ACTION ITEM

### STAFF ANALYSIS – ITEM 16

University of California, UC Hall Seismic Replacement, Phase - 1, San Francisco Campus

#### Action Requested

PWB approval will terminate this project and revert the project appropriations of \$299,000. In response to continued planning for the UCSF Mission Bay site, the University concluded that the preferred solution is to construct a new building at the Mission Bay site, rather than as proposed termination of Replacement, Phase 1 project planned at the Parnassus campus requested in the 1998-99 Governor's Budget.

#### Scope Description

This project was proposed to replace seismically "Poor" UC Hall with three new buildings and the reuse of existing space.

#### Funding and Project Cost Verification

Preliminary planning funds of \$299,000 were appropriated in Chapter 282/97, Item 6440-301-0658(23). These funds are available for reversion because an alternate project is proposed to be funded separately.

\$299,000 project funding in place: \$299,000 1996 Higher Education Capital Outlay Bond Fund

\$299,000 proposed reversion

#### CEQA

The University certifies that the requirements of CEQA were met as required prior to project termination.

#### Project Schedule

This project is being terminated.

**Staff Recommendation: Approve reversion.**

## REPORTABLES

To be presented at meeting.

Date:

Respectfully Submitted,

TOM DITHRIDGE  
Administrative Secretary